

Front Yard View Illustration



Rear Yard View Illustration



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R-1 Zoning District Single Family Residential

Permitted Uses

- Single Family Detached Residence*
- Group Homes (up to 6 persons)*
- Family Day Care (5 children or less)
- Home Occupation Office*
- Public Education Facilities
- Public Parks
- Public Safety Facility
- Sewage Lift or Pump Station*
- Golf Course, Driving Range
- And other uses permitted by public hearing

* Please refer to the Miami Gardens Land Development Code, Article IX, Sections 9-10 and Section 9-20 for use regulations.

*** Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

CITY OF MIAMI GARDENS
PLANNING AND ZONING DEPARTMENT



A Public Information Service of
PLANNING AND ZONING DEPARTMENT
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Miami Gardens, Florida 33169, 305-622-8023

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PRINCIPAL BUILDING ZONING INFORMATION

Lot and Density Parameters

- Minimum lot frontage for interior lots = 75ft
- Minimum lot frontage for corner lot end lots = 82 ft
- Minimum net lot area = 7,500 sf
- Maximum net lot density for single family lot = 1 du/lot
- Maximum net density = up to 6 du/ac

Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of principal building = 40% of net lot area
- Maximum front yard impervious area = 50% of net lot area
- Maximum rear yard impervious area = 70%

Building Height

- Principal building height = 35 ft / 2 stories
- Accessory building height = 14 ft

Principal Building Size, Setbacks and Spacing

- Minimum front setback = 25 ft
- Minimum rear setback = 25 ft
- Minimum interior side setback = 7.5 ft or 10 % of lot
whichever is greater
- Minimum side street setback = 15 ft

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ACCESSORY USES AND OTHER ZONING INFORMATION

Accessory Building Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of accessory building
within required rear yard = 30%

Accessory Building Height

- Accessory building height = 14 ft

Accessory Building Setbacks and Spacing

- Minimum rear setback = 5 ft
- Minimum interior side setback = 7.5 ft
- Minimum side street setback = 20 ft
- Minimum space between accessory building and
any other building = 10 ft

Carport Setbacks

- Minimum front setback = 5 ft
- Minimum rear setback = 5 ft
- Minimum interior side yard setback = 5 ft
- Minimum side street setback = 5 ft

Swimming Pool Setbacks

- Minimum front setback = 75 ft
- Minimum rear setback = 7.5 ft
- Minimum interior side yard setback = 10 ft
- Minimum side street setback = 20 ft

Screen Enclosures Setbacks

- Minimum rear setback = 6 ft
- Minimum interior side yard setback = 5 ft
- Minimum side street setback = 15 ft